



**Province of
British Columbia**

Annual Report

year ended March 31, 1982

**Provincial
Agricultural
Land
Commission**

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Provincial Agricultural Land Commission Annual Report

for the year ended
31 March 1982

4940 Canada Way
Burnaby, B.C.
V5H 4K6

*The Honourable HENRY P. BELL-IRVING,
D.S.O., O.B.E., E.D.
Lieutenant Governor of the
Province of British Columbia*

MAY IT PLEASE YOUR HONOUR:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended March 31, 1982.

Harvey W. Schroeder
Minister of Agriculture and Food

September 20, 1982

The Honourable Harvey W. Schroeder
Minister of Agriculture and Food
Parliament Buildings
Victoria, B.C.
V8V 1X4

Dear Mr. Schroeder:

Pursuant to section 28 of the *Agricultural Land Commission Act*, I respectfully submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended March 31, 1982.

Yours very truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION
M. F. Clarke, *Chairman*

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AGRICULTURAL LAND COMMISSION ON 31 MARCH 1982

Mills F. Clarke, Nanaimo, B.C.—Chairman

- Former Director, Agriculture Canada Research Station, Agassiz, B.C., 1953–1972
- Co-ordinator, Forage Crops Research, Agriculture Canada, Ottawa, 1972–1976

John E. Rogers, White Rock, B.C.—Vice-Chairman

- Law Clerk
- Former Manager, White Rock Chamber of Commerce

C. E. (Elli) Framst, Cecil Lake, B.C.

- Retired farmer (grain and forage seeds)
- Peace River-Liard Regional District Board Member for 12 years, Chairman for 7 years
- Member, Farm Credit Corporation Appeal Board

Robert P. Murdoch, Burnaby, B.C.

- Former Manager, University Endowment Lands
- Former Regional Director, Ministry of Lands, Parks and Housing

Ian D. Paton, Delta, B.C.

- President, Paton & Smith Farm Services Ltd., Langley
- Past President, B.C. Institute of Agrologists, 1979–80

Joseph A. Rogers, Penticton, B.C.

- President and Director, Conagra Resources Management Co-operative, Kamloops, B.C.
- Former President, B.C. Livestock Producers Co-operative Association
- Member and Project Officer, B.C. Beef Industry Development Committee

Arthur C. Sutcliffe, Creston, B.C.

- Active farmer (grains, seeds, vegetables)
- Central Kootenay Regional District Director, Former Chairman (15 years association); Creston Dyking District, Chairman/Board Trustee
- President, Kootenay Dehydrators (alfalfa)

STAFF, 31 MARCH 1982

Robert P. Murdoch
General Manager

ADMINISTRATIVE SUPPORT DIVISION

Jean Sherwood, Executive Secretary

Denise Erwin	Rose Langston	Patricia Redman
Kay Johnson	Anne Letourneau	Trudy Reeves

PLANNING, PROCESSING AND TECHNICAL DIVISION

James P. Plotnikoff, Director

PLANNING STAFF

Mark Gillis	Gayle Oyama	Barry E. Smith
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PROCESSING STAFF

Kabel Atwall	Martin Hilmer	Everett Lew
Jim Bell	Stephen Leach	Brian Underhill
Shirley Brightman		Guy Young

MAPPING/DRAFTING STAFF

Gerry Hallett, Supervisor

Verona Hoosen	Barbara Snyder
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PROPERTY AND SOILS MANAGEMENT DIVISION

Director (Vacant)

SOILS STAFF

Kirk Miller	John Heinonen	Edmond Pottinger
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FINE TUNING STAFF

Elizabeth Zweck von Zweckenburg	Mike McGrenere
Wilf Tonsmann	Colin Fry

PROLOGUE

For the benefit of readers not familiar with the *Agricultural Land Commission Act*, the following is a brief resume of the types of applications which may be made:

Section 11 (1) and (2) applications—Direct government to government applications for exclusion or exemption for use or subdivision within an Agricultural Land Reserve:

Under section 11 (1), the Agricultural Land Commission, a regional district, or a municipality may make applications to the Lieutenant Governor in Council for exclusion of private or Crown lands from an Agricultural Land Reserve, or the Lieutenant Governor in Council may initiate such action on his own.

Under section 11 (2), the Agricultural Land Commission, or a regional district, or a municipality may make application to the Lieutenant Governor in Council for subdivision and/or non-farm use of private or Crown lands within an Agricultural Land Reserve.

Prior to the submission of an application under section 11 (1) or 11 (2), the municipality, regional district or the Commission, as the case may be, must hold a public hearing on the application. A report of the hearing must accompany the application. As a part of the standard operating procedure the Commission reviews the application and formulates a recommendation which is subsequently reviewed by the Environment and Land Use Committee. Final decision is made by Cabinet as a Cabinet Order in Council.

Section 12 (1) applications—Applications from an individual to the Agricultural Land Commission for exclusion:

Under this section an individual land owner may apply to the Agricultural Land Commission for exclusion of his property from an Agricultural Land Reserve. Preliminary processing of these applications is done by the appropriate regional district, followed by further processing and a hearing by the Commission. The final decision on these applications is made by the Commission, without reference to the Lieutenant Governor in Council or the Environment and Land Use Committee. However, there is an appeal procedure under sections 13 (1) and 13 (2).

Section 13 (1) appeals—Appeals by an individual to the Environment and Land Use Committee on Agricultural Land Commission decisions:

Under this section a person who is dissatisfied with a decision of the Commission under section 12 (1) of the Act may file a notice of appeal to the Environment and Land Use Committee only if he has obtained a Certificate of Leave to Appeal, signed by any two members of the Agricultural Land Commission.

This appeal requires a formal hearing and the final decision is made by the Environment and Land Use Committee.

Section 13 (2)—Under this section a person who is refused leave to appeal by the Commission may, within 30 days of being refused, apply to the Minister for Leave to Appeal to the Environment and Land Use Committee. If the leave to appeal is granted a formal hearing is held and the final decision is made by the Environment and Land Use Committee.

Section 20 (1) applications—Applications for exemption for use or subdivision within an Agricultural Land Reserve:

Under this section a person or agency may apply to the Agricultural Land Commission for permission to subdivide land or to use a parcel of land within an Agricultural Land Reserve for purposes other than those allowed outright by the Act or regulations. The land remains in the Agricultural Land Reserve and the Commission may impose whatever terms and conditions it considers advisable. The decision of the Commission is final. There is no appeal, except to the courts on a question of law or excess of jurisdiction. The applicant may, however, request the municipality or regional district, as the case may be, to submit an application under section 11 (2) on his behalf.

Sections 10 (3) and 10 (5)—Applications for inclusion into the Agricultural Land Reserve:

Section 10 (3)—A municipality, a regional district, or the Commission may apply to the Lieutenant Governor in Council to have additional lands designated as an Agricultural Land Reserve, whether or not they own those lands. The municipality, regional district, or commission, as the case may be, must hold a public hearing in respect to the application and must give proper notification to the property owners. A report of the public hearing must accompany the application. The Commission reviews the application and formulates a recommendation which is subsequently reviewed by the Environment and Land Use Committee on behalf of the Lieutenant Governor in Council. Cabinet makes the final decision by Order in Council, and if approved, the Agricultural Land Commission designates the lands as, or part of an Agricultural Land Reserve.

Section 10 (5)—An individual owner may apply to the Agricultural Land Commission, via the regional district, to have his land included in an Agricultural Land Reserve. No hearing is required and the Commission may designate the land as Agricultural Land Reserve, after approval from the Lieutenant Governor in Council.

Applications pursuant to the subdivision and land use regulations:

Under the subdivision and land use regulations, certain kinds of very limited subdivision and land use may be allowed by local government without reference to the Commission. In addition, another category of subdivision and certain conditional uses may be applied for directly to the Commission. When application for the conditional use is received by the Commission, the Commission consults with the regional district or municipality so that they might present their views prior to the decision being made by the Commission.

Direct orders or resolutions of the Commission:

It is possible for the Agricultural Land Commission to deal directly, by a specific order or resolution, with certain other situations requiring land use or subdivision approval without the necessity for a formal application. Very infrequent use is made of this power as it pertains only to the unusual circumstances involving extreme emergency or hardships and in those cases where the necessity for a formal application is questionable. In all cases the Commission attempts to contact the local government to determine its position on the matter.

CHAIRMAN'S COMMENTS

The fiscal year 1981-82 was an active one for the Commission, with the total number of applications received up substantially over last fiscal year.

It is heartening to note that regional districts and municipalities have continued to make substantial progress in the formulation and updating of Official Settlement Plans and Community Plans. The Commission is particularly appreciative of the readiness with which local governments have sought input from the Commission and its staff in the preparation of their land use plans. This type of co-operation will ensure the achievement of community goals for rational land use. In other words, it will enable us to protect our limited resource of high capability food producing land while meeting the needs of communities for industry, housing, services and recreation.

There were no changes in the membership of the Commission during the year. Four of the six commissioners are actively engaged in farming and agribusiness. The expertise of the remaining two commissioners covers the areas of land law and land management activity. Their sound judgment and wholehearted participation in the works of the Commission are gratefully acknowledged by the Chairman.

A special word of acknowledgment is again extended to the staff of the Commission for dedicated service in an active and challenging year. The resources of the Ministry of Agriculture and Food have also been freely available to the Commission at all times and this has been invaluable in many aspects of work. As will be indicated in the ensuing report, many other ministries of government are involved with the Commission in various ways. Their co-operation is much appreciated.

The assistance received from farm organizations throughout the province is acknowledged. A special word of appreciation is due to the B.C. Federation of Agriculture and its commodity groups for their advice and direct expressions of support.

PROPOSALS FOR LEGISLATIVE CHANGE

The *Land Commission Act* has been operative for over eight years and has only been amended once in 1977. The years of experience with the farmland preservation program have demonstrated to the Commission a necessity for improvements to the legislation to strengthen it, to enhance the credibility of the program and particularly to update and improve the administrative process to increase efficiency. Moreover, a review of the legislation has been suggested by the Union of B.C. Municipalities at recent conventions and periodically by individuals and local governments. The Commission therefore commenced a process of review of the legislation during the fiscal year. This involved discussions between the Commissioners themselves, discussions between Commission and staff, and discussions with the Minister and other levels of government. As a result, the Commission came forward with specific proposals for statutory changes which would strengthen and clarify the intent of the legislation, as well as improve administrative efficiency by streamlining operations. While the legislation has not as yet been amended, continuing discussions are taking place.

Changes in Orders of the Commission

In addition to proposals for amending the statute, the Commission also looked internally to review some of its Orders of General Application passed under the authority of the statute. A number of Orders were reviewed as follows:

Order regarding the temporary use of mobile homes as second dwellings:

In response to an increasing number of applications for the temporary use of mobile homes as second dwellings and in recognition of the fact that with certain conditions, mobile homes do not cause serious or permanent debilitation of agricultural land, the Agricultural Land Commission reviewed its policy with respect to mobile homes. An Order of General Application was passed permitting the temporary use of a mobile home as a second dwelling on land in the Agricultural Land Reserve in situations where additional temporary accommodation is needed for someone who requires care and maintenance for health reasons, or for an aged relative, or for farm help, provided that certain conditions are met, including removal of the mobile home when no longer required and restoration of the land to its original state. The Commission agreed to review the Order in approximately a year to assess its effectiveness. While some local governments whole-heartedly supported the Commission's position, others expressed concern that the Order could be subject to abuse. Experience to date however, has generally shown that the Order has been working satisfactorily.

Order regarding oil and gas well sites, gathering and flow lines within the Agricultural Land Reserve:

The Commission revised its earlier Order of General Application which regulated oil field activities within an Agricultural Land Reserve. Revision of the earlier Order was required as a result of an increasing number of conflicts between oil field activities and farm interests,

arising from increased petroleum and gas exploration and development. While the original Order was adequate for the level of activity prevalent in earlier years, it no longer addressed the complexities of current activity. The new Order recognizes the need to adequately protect farm interests while minimizing delays in the approval process for oil field activities. Revision of the Order involved major consultation with the Ministry of Energy, Mines and Petroleum Resources, farmer organizations, and individual oil and gas companies.

Order of General Application regarding dedication of existing roads (section 4 of the Highway Act)

In processing individual applications from the Ministry of Transportation and Highways, the Commission noticed that a significant proportion of the applications dealt with the dedication of existing roads pursuant to section 4 of the *Highway Act*. There was a consistency and uniformity of Commission decisions and conditions attached to approval of such applications, and the Commission therefore initiated discussions with the Ministry of Transportation and Highways with a view to streamlining the process and devising an Order of General Application that would allow the dedication of certain roads, subject to certain conditions that would protect the Agricultural Land Reserves and the farming community. After considerable consultation, a draft of an Order was prepared and is currently under review with the likelihood of being adopted by the Commission in the very near future.

PROTOCOL AGREEMENT BETWEEN THE AGRICULTURAL LAND COMMISSION AND THE MINISTRY OF LANDS, PARKS AND HOUSING

Following the previous year's Letter of Understanding between the Agricultural Land Commission and the Ministry of Forests, the Commission continued its efforts towards increased inter-agency co-operation by preparing and signing a Memorandum of Understanding with the Ministry of Lands, Parks and Housing. The purpose of the protocol agreement was to clarify the objectives and jurisdictions of the two agencies with respect to the administration and disposition of Crown land within the Agricultural Land Reserves. The agreement is intended to provide an improved level of service to the public by ensuring administrative efficiencies and avoiding conflicts in meeting legislative requirements between the two agencies. After signing of the agreement, a series of meetings were held with headquarters and regional staff of the Ministry of Lands, Parks and Housing to explain the content of the agreement, to facilitate co-operation between the Ministry and the Commission and to establish procedures for the implementation of the agreement.

COMMISSION PLANNING ACTIVITIES

Over the past year the Agricultural Land Commission has been actively working with local governments and provincial agencies through a process of reviewing regional, community and settlement plans, and reviews of Agricultural Land Reserve boundaries in conjunction with these plans.

Settlement Plans and zoning bylaws for electoral areas (i.e., areas not within incorporated municipalities) require the approval of the Minister of Municipal Affairs. This approval by the Minister ensures provincial agencies concerns are addressed in the plans and bylaws. The Agricultural Land Commission is part of the referral process involved with the approval of plans where the Agricultural Land Reserve is apparent.

Community plans and zoning bylaws for incorporated areas generally do not require the approval of the Minister of Municipal Affairs. However, since section 31 of the *Agricultural Land Commission Act* invalidates any local government bylaws that are inconsistent with the Act,

many municipalities and regional districts will request Commission comments, and the Commission encourages this approach where Agricultural Land Reserve lands are involved.

To better understand the needs of local governments and to resolve issues dealing with plans, block applications and general issues of concern to both the Commission and local governments, the Commission has been meeting with local officials throughout the past year. For example, the Commission has met with the Central Okanagan Regional District, the City of Kelowna, the District of Coldstream, the Cariboo Regional District, the Township of Langley, District of Matsqui, Fraser-Cheam Regional District and many others. A variety of issues including the location of urban uses, the homesite severance guidelines, the mobile home policy and the breaking up of existing ranching units were discussed. The Commission has found these meetings to be informative and helpful and as a result encourages this process.

Also, through their past discussions, success has been achieved by the Commission in promoting the location of non-agricultural activities such as housing and industry on lower capability agricultural land, such as upland areas and hillsides. The North Okanagan Regional District in recognizing the need for agricultural lands has included a policy indicating urban expansion must be located on hillsides or land not suitable for agriculture.

The Commission planning staff reviews all plans, zoning bylaws, block applications, and special reports submitted to the office after which the plans are presented to the Commission for consideration and comment.

To complement last year's regionalization of the processing staff and to allow for better communication between the planner and the Commission's processing staff, the various regional districts and municipalities, the planning functions throughout the province have been regionalized. Each planner has responsibility for two of the six regions. Following are some typical examples of the Commission's involvement in the planning exercise:

The Cowichan-Koksilah Official Settlement Plan in the Cowichan Valley Regional District is an example of a plan preparation process which resulted with recommended amendments to the Agricultural Land Reserve boundary. Newly completed agricultural capability mapping conducted by the Terrestrial Studies Branch, Ministry of Environment for the Agricultural Land Commission Fine-Tuning Program was available for use by Regional District Planning staff during the preparation of this plan. Analysis of this new mapping resulted in a recommendation within the plan for the inclusion of approximately 480 hectares of land into the Agricultural Land Reserve. This area recommended for inclusion is being evaluated by the Commission Fine-Tuning staff in conjunction with the Cowichan Valley Agricultural Land Reserve review currently in progress.

Another example was the Robson Valley Official Settlement Plan, Regional District of Fraser Fort George. As a dominant portion of the Robson Valley consists of agricultural land, the plan strives to direct non-farm activities and residential subdivision into concentrated "Settlement Centres". Settlement Centres are located on lands with low agricultural capability with a history of subdivision activity. In some situations, where the planning exercise substantiates adequate demand, small portions of the Settlement Centres are excluded from the Agricultural Land Reserve to accommodate future non-farm land use demands.

Another example was the Salmon Valley Official Settlement Plan and the Blind Bay/Notch Hill/Sorrento Official Settlement Plan for the Columbia-Shuswap Regional District. Both of these plans have resulted in proposed amendments to the Agricultural Land Reserve boundary. The Commission has also reviewed a number of plans in the Okanagan Region, including the Vernon Official Settlement Plan, and the Area "A" Official Settlement Plan for the Central Okanagan Regional District where the Commission has suggested amendments to the Agricultural Land Reserve boundaries resulting from work done on the Official

Settlement Plan, consultations with the local government and soils information from the Ministry of Agriculture and Food, Soils Branch.

Another example was a review of Agricultural Land Reserve boundaries in both Columbia and Chilliwack River Valleys. This review was based upon agricultural capability analysis, examination of existing land use patterns, and settlement land demand which is being evaluated in the context of Settlement Plan preparation underway for the area. The Regional District also adopted provisions for the establishment of controls for intensive swine operations for areas within the Regional District. The Commission was involved in the review of this bylaw in recognition of its participation in the establishment of model Green Zone Bylaws by the Ministry of Agriculture and Food, and the Ministry of Municipal Affairs.

The Commission reviewed both the Creston Official Community Plan and the associated Zoning Bylaw. The Commission's involvement in these particular planning exercises resulted in Commission endorsement of the staged exclusion of selected lands from the Agricultural Land Reserve in the Alice Siding area. The exclusions are to accommodate urban development needs and servicing plans which were documented during the course of the planning exercise.

Preparation of the Powell River Official Plan included a meeting of the Commission with members of the Powell River Planning staff and the Technical Planning and Council Committee to discuss local planning objectives as they relate to the Agricultural Land Reserve. During the course of the planning exercise the Commission recognized the need for minor rationalization of the Agricultural Land Reserve boundary. Preparation for this review is currently underway.

In addition to consultation with local governments there is a close working relationship within the Commission office and with the Ministry of Agriculture and Food. Planning staff gain assistance from the Commission's enhanced fine-tuning group, the processing officers and the Commission soils staff. Staff often seek technical advice from the Ministry of Agriculture and Food staff, the B.C. Federation of Agriculture Farmer Advisors as well as staff persons of the Range Management Branch of the Ministry of Forests and many other government ministries and agencies.

In addition to the ongoing review of official plans and regulatory bylaws, the Commission was also involved in a number of special projects. These included a monitoring of the Fraser River Estuary Study and direct staff involvement of the Area Designation Task Force of the Study. The Study focussed on the water and foreshore areas of the estuary and although only relatively small amounts of Agricultural Land Reserve are directly involved, there is a considerable amount of agricultural land on the upland side of dikes that is adjacent to the estuary. It is important, therefore, to ensure that directions given by the Study to future land uses along the foreshore are compatible with agricultural uses in the immediate vicinity.

In the East Kootenays, Commission staff are involved in two major inter-agency studies addressing several important resource and land management questions. Within both the Columbia-Windermere Lakes area and the Southern Rocky Mountain Trench, the relationships between agriculture, forestry and wildlife resources are being carefully considered in the context of increasing demands for recreational and community land uses associated with resort and second home development.

With the signing, in 1981, of a Protocol Agreement between the Ministry of Lands, Parks and Housing and the Agricultural Land Commission, the Commission is now participating in the Crown Land planning process where Agricultural Land Reserve lands are involved. The level of Commission involvement will undoubtedly vary depending on the individual characteristics of each planning area. However, Commission staff input will be available during the preparation of

plans involving substantial amounts of Agricultural Land Reserve lands. From time to time the process of plan review may require the consideration of non-farm uses in the Agricultural Land Reserve or include a review of the Agricultural Land Reserve boundary that could result in both exclusion from and inclusion of land into the Agricultural Land Reserve. Through this process of consultation it is hoped that a positive planning framework will emerge in which the agricultural resource in areas of Crown land is clearly identified and policies developed that will realize its long term protection.

Commission planning staff were involved in discussions with the Ministry of Municipal Affairs concerning the proposed *Land Use Act*. A review of the proposed legislation was undertaken and the Commission made a submission to the Minister of Municipal Affairs. The plan referral process co-ordinated by the Ministry of Municipal Affairs presently ensures that Settlement Plans within Agricultural Land Reserve areas are referred to the Commission for review. The legislation, as proposed, contains provisions for the continuation, and enhancement, of the Commission's role within the review process of official plans prepared by local governments.

During the year, Commission staff noted a marked increase in the number of Incorporated Area Boundary Restructure studies which were referred to it by the Ministry of Municipal Affairs for review and comment. With many communities surrounded, all or in part, by agricultural land, the selection of preferred areas for future community growth often has important implications with respect to the protection of the agricultural land base. The Commission views its participation in the process as important in ensuring that land use decisions provide long term compatibility for both agriculture and community land use demands. The boundary restructure study process provides a vehicle for long term analysis of growth patterns as they relate to agricultural land as well as an opportunity for dialogue with local governments concerning growth strategies.

The Commission views its participation in the Settlement and Community Plan review process as serving an important role in the long term protection of agricultural land. The integration of this provincial objective into local planning strategies reinforces British Columbia's goal of ensuring that agricultural land is available for future food needs. The Commission, therefore recognizes that consistency between local government plans and bylaws and the objectives of the *Agricultural Land Commission Act* is important. To date the Commission, on the whole, has been gratified by the work of local governments in this regard. Through a planning process underscored by continued co-operation and consultation, the Commission and local governments will act as partners in the protection of agricultural land while at the same time effectively dealing with the important and varied land use demands placed upon regional districts and municipalities throughout the Province. To enhance this process, Commission staff are jointly preparing, with the Ministry of Municipal Affairs, a guide to the relationship of Agricultural Land Reserves and local government plans and bylaws.

PROCESSING BRANCH

For the purpose of researching and reviewing applications, the province has been divided into six regions. The following shows the Regional District breakdown:

Region 1—Vancouver Island

Regional Districts of Comox-Strathcona, Alberni-Clayoquot, Nanaimo, Cowichan Valley, Capital, Sunshine Coast, Islands Trust.

Region 2—Lower Mainland

Regional Districts of Greater Vancouver, Central Fraser Valley, Dewdney-Alouette, Fraser-Cheam.

Region 3—Kootenay and Coast

Regional Districts of East Kootenay, Central Kootenay, Kootenay Boundary, Powell River, Squamish-Lillooet, Mount Waddington.

Region 4—Okanagan

Regional Districts of Okanagan-Similkameen, Central Okanagan, North Okanagan.

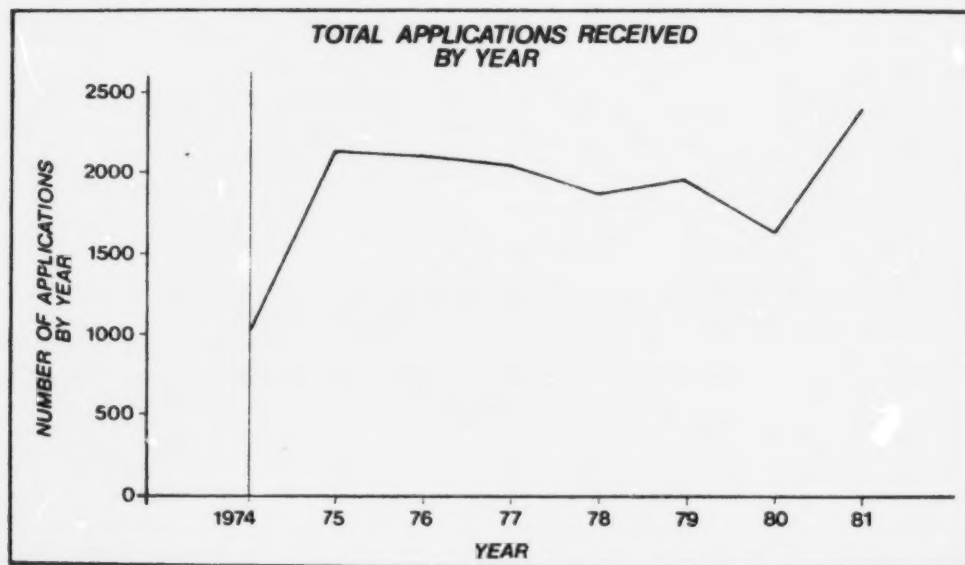
Region 5—Interior

Regional Districts of Columbia-Shuswap, Thompson-Nicola, Cariboo.

Region 6—North

Regional Districts of Central Coast, Skeena-Queen Charlotte, Kitimat-Stikine, Bulkley-Nechako, Fraser-Fort George, Peace River-Liard.

The fiscal year 1981-82 proved to be a banner year in terms of the number of applications received by the Commission. Approximately 2,400 applications of all kinds were received during this period resulting in a very hectic workload for both the Commission and staff. This year represents the highest volume of applications ever received in any year since the inception of the *Agricultural Land Commission Act*, exceeding even the total number of applications received in the years 1975 and 1976 (see chart below). The years 1975 and 1976 were expected to be high volume years just following the implementation of the Agricultural Land Reserve system. 1977, 78, 79 and 80 saw a gradual decline in the number of applications, the 1980 level approximating some 1,600 applications. However, the current year—at approximately 2,400 applications—represented a 50% increase over the previous year. Despite the increased level of activity, the volume of applications was handled using existing staff although there were increased time delays in the consideration of applications thus unfortunately lowering the level of service available to the public. The previous year's regionalization of staff efforts was undoubtedly the major factor allowing the Commission staff to accommodate the 50% increase in applications without a concomitant increase in the number of staff.



The increase in applications was a phenomenon prevalent in all regions of the province. While it is difficult to ascribe any specific reasons for the tremendous increase, the relative buoyancy of the economy during this period may have been a significant contributing factor. In addition, the fiscal year saw a number of controversial and highly publicized applications where the decision of Cabinet or the Environment and Land Use Committee went contrary to the recommendations of the Commission. In some instances this was interpreted by some property owners to signal a "loosening" of the farmland preservation program and provided an impetus to make an application or to renew efforts on an existing application, thus having a snowballing effect on the workload of the Commission.

It became apparent during the latter part of the year under review that there was a decrease in the pressure to have land removed as a result of developers and real estate agents wishing to subdivide properties for housing and large development projects. However, there appeared to be a concomitant increase during the year in the number of applications for small one or two lot subdivisions by individual property owners. Two of the most frequently cited reasons for making an application were:

- (a) liquidating assets to meet financial obligations;
- (b) providing property for family members who otherwise would not be able to afford to purchase property.

While both of these reasons are valid in the opinion of the applicants, they may not be acceptable reasons from an agricultural point of view.

The Commission convened one-day seminars throughout the province during the last quarter. The objective of these seminars was to explain the Acts, policies, procedures and General Orders of the Commission to the staff of the local governments and Provincial government ministries who deal with the Commission on a daily basis. They also provided a forum for all involved in the process to interact and were very successful.

The adoption of official plans by regional districts and municipalities has assisted the Commission in its process of considering applications for individual properties by providing long-term land use guidelines. For example, the Regional District of Fraser-Fort George has adopted a planning strategy where "Settlement Centres" have been designated during the planning exercise. Settlement centres are generally identified on the basis of historic subdivision patterns and identification of land with lower agricultural capability ratings. Small lot subdivision and non-farm activities are then concentrated in these centres and the surrounding Agricultural Land Reserve lands are protected for long-term agricultural use. This represents a planning exercise whereby a Regional Government has prepared an Official Settlement Plan in consultation with the Commission resulting in a planning strategy which is mutually beneficial. As a result, a land use policy statement is in place which the Commission can look to for guidance in processing of individual applications on a day to day basis.

With respect to applications regarding the placement of utility corridors, the Commission provided comments on a number of varied projects. These projects ranged in scope from projects as large as the Natural Gas Pipeline to Vancouver Island and the Kelly Lake-Nicola Lake 500 KV transmission line, to applications for simple road dedication from the Ministry of Transportation and Highways. All in all, a total of two natural gas pipeline projects, five major transmission line projects, and one hundred and fourteen applications from the Ministry of Transportation and Highways were considered. In addition, the Commission provided comments on a number of applications from the Ministry of Forests and various municipalities, all regarding road dedication.

MAPPING AND DRAFTING BRANCH

In addition to the responsibility for maintaining the official Agricultural Land Reserve maps, this branch was also involved in:

- (1) assembling displays involving maps, mosaics and air photos to be used at seminars, Commission hearings, public meetings and submissions to the Environment and Land Use Committee;
- (2) responding to telephone and written enquiries concerning the location of properties in relation to the Agricultural Land Reserve;
- (3) drafting maps, charts and graphs, etc;
- (4) maintaining a catalog of maps, air photos, microfiche, etc. that are available.

During this year the following official Agricultural Land Reserve maps were amended for the various regional districts:

Alberni-Clayoquot	0	Bulkley-Nechako	5
Capital	21	Cariboo	12
Central Coast	1	Central Fraser Valley	10
Central Kootenay	13	Central Okanagan	14
Columbia-Shuswap	39	Comox-Strathcona	4
Cowichan Valley	5	Dewdney-Alouette	2
East Kootenay	38	Fraser-Cheam	9
Fraser-Fort George	16	Greater Vancouver	8
Kitimat-Stikine	3	Kootenay Boundary	8
Mount Waddington	0	Nanaimo	22
North Okanagan	8	Okanagan-Similkameen	13
Peace River-Liard	9	Powell River	0
Skeena-Queen Charlotte	0	Squamish-Lillooet	1
Sunshine Coast	6	Thompson-Nicola	7

For a total of 274 amendments.

These amendments to the Agricultural Land Reserve maps are done quarterly in January, April, July and October. Amendments consist of inclusions as well as exclusions resulting from various types of applications. Amendments are also made to correct any previous drafting errors.

Notices of these amendments are sent to the appropriate Land Titles Offices, Regional Districts and the Surveys and Mapping Branch in Victoria. Once the original mylars for these Agricultural Land Reserve plans have been corrected, Regional Districts and Land Title Offices receive prints of the amended maps for their areas. The public can order copies of these maps from the Surveys and Mapping Branch, Ministry of Environment, Parliament Buildings, Victoria, B.C. V8V 1X4.

PROPERTY ACQUISITION AND MANAGEMENT PROGRAM

Under the *Agricultural Land Commission Act*, R.S. Chapter 9 (consolidated 22 December 1980) the Commission has powers to acquire and dispose of property. Commission owned land may be leased; the sale of Commission owned land must be approved by the Lieutenant Governor in Council. Appropriations for land acquisition may be paid out of consolidated revenue fund on approval of the Lieutenant Governor in Council. The relevant sections of the Act are 4 (1), 7 (c), 22 (a), and 32.

In previous years, in addition to acquiring land through purchases from private owners, the Commission agreed to accept administrative responsibility for certain Crown-owned lands

within the Agricultural Land Reserve; notably, farmlands purchased in 1972 and 1973 under the *Greenbelt Protection Fund Act*, surplus Ministry of Highways lands, and other special cases.

The objectives of the program have been:

- to facilitate special community projects that would enhance the agricultural use of Agricultural Land Reserve lands or assist the farm community, eg: approximately 810 hectares purchased near Vernon and made available under lease to the City of Vernon for effluent spray irrigation, East Kootenay acquisition to form a community pasture and assist rangeland and rehabilitation;
- to re-establish agriculture on Agricultural Land Reserve lands through parcel consolidation and leasing of viable farm units, eg: the 809.7 hectare Langley farm project;
- to ensure the active farm use of highly visible Crown-owned Agricultural Land Reserve lands that had been purchased from farmers for various reasons; eg: surplus Ministry of Highways lands; farms purchased under the *Greenbelt Protection Act*;
- the long term lease program emphasizes 20 year leases to younger farmers with an option to purchase after three years successful farming. The criteria used in selecting lessees gives emphasis to those who are under-capitalized or have an insufficient land base to become fully viable. In most cases lessees are required to purchase buildings at the commencement of the lease.

Demand for these properties when they become available for lease is very high among active and prospective farmers meeting the selection criteria. The Commission believes that this demand indicates that the program is serving a genuine need for assistance to under-capitalized young farmers.

The Commission has held discussions with the Minister of Agriculture and Food on a plan to re-activate the Land Acquisition Program by using proceeds from the sale of properties. The concept would be to create a revolving fund amounting to perhaps \$1,000,000 per annum.

In addition to providing a revolving inventory of land for leasing to young farmers, acquisition objectives would include:

- replotting and consolidation of small parcels into viable farm units;
- a vehicle for returning to productive agricultural use lands in the Agricultural Land Reserve that are debilitated and/or unused due to current ownership;
- the securing of a land base at the Agricultural Land Reserve boundary for agricultural-industry support uses such as agricultural product-processing.

The Commission works closely with the Property Management Branch of the Ministry of Agriculture and Food in the administration of this program and takes this opportunity to thank them for their co-operation.

SOIL CONSERVATION ACT

The *Soil Conservation Act* is administered by the Commission in conjunction with local and regional authorities. This Act restricts the removal of "soil" from, and deposition of "fill" on, land in Agricultural Land Reserves. Fill is defined as "any material whatever brought on land in an Agricultural Land Reserve" and soil "includes the entire mantle of unconsolidated material above bedrock other than minerals as defined in the *Mineral Act* or the *Placer Mining Act*." The obvious purpose of this law is to prevent the senseless destruction of agricultural land.

Whenever the Commission receives an application under the *Soil Conservation Act*, an on-site inspection is performed, either by the Commission's soil specialist or one from Soils Branch, or in some cases by the District Agriculturalist. The nature of the inspection varies widely from

application to application. Some are brief and routine, and are performed in order to ensure that the Act and its Regulations are not violated by an applicant's proposal. Others, primarily those associated with gravel extraction, involve a detailed soil survey and agricultural capability assessment of the lands concerned.

The first purpose of the detailed assessment is to determine whether or not it is possible to extract gravel without lowering the land's agricultural capabilities. This usually includes an evaluation of the applicant's reclamation plan. If a permit is allowed, the Commission may alter portions of the plan that are agriculturally unacceptable (eg: introduction of steep slopes) or use the soils inspection as the basis for formulating additional conditions designed to protect the land's agricultural value.

The second purpose of the detailed on-site inspection is to provide base information which the soil specialist can use to judge whether reclamation is proceeding satisfactorily or not. This is determined at subsequent on-site inspection follow-ups. Many of the gravel pits under permit are on-going operations and their number is being added to with each passing year. This has made the rigorous inspection of these sites throughout the province increasingly difficult as the many other demands on inspectors' time are also intensifying. The Commission may in the future be forced to shift some of the burdens of cost and manpower related to inspections onto the applicant who benefits most directly from exploiting the province's gravel resources.

In many cases reclamation plans have contained insufficient information. For example, an excavation and reclamation plan submitted by one application contained only detailed engineering drawings of the topography before and after the soil removal. The plans did not show the sequence of extraction and rehabilitation that was to take place, or the location where surface soils would be stockpiled for later use in reclamation. Also lacking was the related written documentation giving detailed information about the proposed depth and coarse-fragment content of soil on the reclaimed surface, the type of weed-control practices, the plant species to be seeded on the reclaimed surface, etc. Without proper plans and associated written documents, the Commission cannot make its decision because the agricultural impacts of the proposal cannot be ascertained. In the above case, the plans would have been returned to the applicant with a request that the missing information be supplied. The resulting delay can be costly, especially where an option to purchase the gravel rights expires and must be renewed, or where bidding on a construction project depends on the Commission's approval of a soil removal proposal.

The Commission staff are developing a reclamation plan checklist for applicants to use when preparing their application. Once completed, this check list should help avoid delays caused due to insufficient information in reclamation plans.

ENHANCED FINE TUNING PROGRAM

The Agricultural Land Commission is reviewing hundreds of thousands of hectares of land throughout British Columbia for the purpose of fine tuning Agricultural Land Reserve boundaries. The purpose of the Agricultural Land Reserve fine tuning is to review, in a consistent manner and using predetermined criteria, lands with the potential for agricultural use which are presently outside the Reserve and lands with very limited possibilities for agriculture that are within the Reserve. The end product of the fine-tuning process is an application to the Lieutenant Governor in Council for the addition of land to, and the exclusion of land from the Agricultural Land Reserve.

Three major Agricultural Land Reserve reviews received priority during the 1981-82 fiscal year. The review of lands on the east side of Vancouver Island involves the remapping of soils and the production of updated agricultural capability maps by the Terrestrial Studies Branch,

Ministry of Environment. During this reporting year, the Commission received updated agricultural capability maps for 35 000 hectares of land around Duncan and Ladysmith.

The fine-tuning of this area commenced in November 1981, when the Commission approved a set of guidelines for amending Agricultural Land Reserve boundaries based upon both soil-based and planning considerations. First draft proposals for Agricultural Land Reserve boundary amendments, involving both exclusions from and inclusions into the Reserve, have been prepared for a large portion of the area covered by the new agricultural capability mapping. These proposals have been forwarded to local governments and provincial government agencies for their comments and recommendations.

The second Agricultural Land Reserve fine tuning review which received priority during this year involves grazing lands in the Thompson-Nicola Regional District. Many of the prime ranching areas were not included in the Agricultural Land Reserve at the time of the original designation because of the multi-use nature of many of the grazing areas coupled with the relative security of grazing tenure for established operations. In addition, some land with limited grazing capability was included in the Reserve.

A methodology for determining the importance of various categories of land to the ranching industry in the study areas was developed with the assistance of agrologists from the Soils Branch, Ministry of Agriculture and Food, and from the Terrestrial Studies Branch. This methodology was approved by the Commission and applied to two map sheets in the review area on a "pilot study" basis. The first draft proposal was forwarded to the Thompson-Nicola Regional District and to the Regional Resource Management Committee for their comment.

The third major fine-tuning review involves lands in the Bulkley-Nechako Regional District which are suitable for forage production. Forage lands are an integral part of beef farming in this Regional District but many of these areas are currently outside the Agricultural Land Reserve. Agrologists from the Soils Branch, Ministry of Agriculture and Food, developed a mapping technique to identify the suitability of land for forage production using existing soil, climate and crop information. Fine-tuning staff applied this mapping technique to areas of the Bulkley-Nechako Regional District and are currently developing a set of guidelines to determine those lands to be proposed for Agricultural Land Reserve consideration.

Fine-tuning staff were also involved in a number of smaller projects throughout the Province. Many of these reviews are associated with the preparation of settlement plans by Regional Districts. One such review which was completed during this year resulted in Cabinet approval to exclude 30 hectares from and to include 460 hectares into the Agricultural Land Reserve in the Saltair-Chemainus area of the Cowichan Valley Regional District.

ADMINISTRATIVE SUPPORT DIVISION

The Administrative support staff to the Agricultural Land Commission has remained at seven since 1975. This means that each person is under a heavy workload when one considers that for every application received, not only must an approval/refusal letter be typed, but also Minutes of the Commission meeting outlining the Commission's decision. For each subdivision that is approved, or each exclusion application that is allowed, a Certificate of Order must be prepared for Land Title office purposes. Preparation of the Order in Council and accompanying maps on *Agricultural Land Commission Act* applications that have been approved by Cabinet is also handled from this office.

As mentioned previously, the Commission holds exclusion hearings (Section 12 (1) of the Act) four times a year in various parts of the province. The co-ordination/notification for these hearings is handled by the administrative support staff, along with all travel arrangements for Commission members and staff. As members of the Commission reside in various extremities of the province, co-ordination of these travel arrangements can be a very involved process.

Various special projects are often undertaken by the Commission which require a heavy involvement of administrative support staff. One project that required the involvement of all staff was the preparation of 400 information handbooks to be given out at the Staff/Regional District seminars this spring.

STAFF CHANGES

The Commission is very fortunate in that staff turnover is very low. In 1981, we did however see a number of long-time employees leave. Sue Austen, who had been a Planner with the Commission since 1974, left in May. Hope Burns, working in the capacity of Processing Officer, was hired as a "summer student" in 1976, 77, 78 and 79. She continued on with the Commission on a permanent basis in September of 1979 until August of 1981 when she left to join the staff of the District of North Vancouver. Holger Burke, also a Processing Officer, who handled all Ministry of Highways applications received by the Commission, resigned in September. After being with the Commission for four years, Holger returned to the University of British Columbia to complete his education and obtain his Masters' degree in Planning. Gordon Gram, who in 1975 joined the Commission staff as Administration Officer (the position later referred to as Director, Property and Soils Management Division), resigned in December to enter into business for himself. The contributions of these talented and valued employees is acknowledged.

FINANCIAL REPORT

For the Year Ended 31 March 1982

STATEMENT OF REVENUE

Income received and paid into the Consolidated Revenue Account of the Province of British Columbia was as follows:

Rental Income	\$320,063
Loan Payments (Principal and Interest)	86,131
Other Income	25,905
Total Income	432,099

STATEMENT OF EXPENDITURES

Description	Fine Tuning	Administrative	Commission	1981/82	1980/81
Professional and special services.....	634	18,001	32	18,667	45,926
Salaries	378,062	570,425	—	948,487	695,080
Travel	102,233	31,620	76,432	210,285	150,867
Commission members fees	—	—	145,672	145,672	132,359
Office expenses	5,395	39,722	2,273	47,390	32,659
Furniture and equipment	11,523	—	—	11,523	3,176
Materials, supplies, utilities and taxes	17,908	3,780	213	21,901	29,289
Rentals	—	688	95	783	664
Advertising and publications	—	3,713	—	3,713	6,676
Machinery and equipment	—	14,229	—	14,229	14,054
Grants	—	34,531	—	34,531	50,375
Other	66	35,500	—	35,566	—
Totals	515,821	752,209	224,717	1,492,747	1,161,125

NOTES — FINANCIAL REPORT

1. ASSETS—Land and Buildings

Estimated market values for Commission owned and administered properties as at 31 March 1982 were as follows:

Land Values	\$45,291,440
Buildings Values	<u>6,035,265</u>
Total Land and Buildings	51,326,705

2. CONTINGENT LIABILITIES

The Land Commission's requirement to purchase lessee improvements in the event of lease terminations has resulted in the following contingent liabilities:

Compensation for Land Improvement Costs	\$ 799,600
Compensation for Buildings	<u>2,246,181</u>
Total Estimated Contingent Liabilities	3,045,781

3. MISCELLANEOUS NOTES

- (a) Accrued rent receivable to 31 March 1982 totalled \$31,419.
- (b) Loans receivable to 31 March 1982 totalled \$633,211.
- (c) Commission legal fees for the year that were paid by the Ministry of the Attorney General totalled \$55,322.

Approved on behalf of the Commission

M. F. CLARKE, *Chairman*

R. P. MURDOCH, *General Manager*

STATISTICS

The following pages include various Agricultural Land Reserve statistics to 31 March 1982. Please note that all figures are now in hectares and because of the conversion from acres to hectares, there may be some variance in the figures from our previous publications. Some figures may also have been adjusted to correct any earlier errors. Another point to note is that all entries concerning the area of land are based on the actual date of decision not on the date in which the application is received.

As of 1 April 1982 there were approximately 4 688 000 hectares of land in the Agricultural Land Reserve. A loss of some 12 164 hectares since our last report. A brief analysis of the figures has revealed that most of the land (75%) was excluded under Section 11 (1) of the Act by applications from the local governments and/or Commission reviews. Another 19% was excluded under Section 12 (1) of the Act (individual applications). These percentages are only fractionally different from last year's figures. These lands excluded were generally low in agricultural capability. The remaining area was a result of appeals to the Environment and Land Use Committee. On the other hand, approximately 1 166 hectares were included in the Agricultural Land Reserve. Of the land included, approximately 54% was considered prime or prime dominant. The remaining 45% was class 4 or poorer.

As noted in the first paragraph, only selected tables of information have been extracted for this publication. For additional statistical information, please refer to our annual statistical publication which is available through our office.

**AREA INCLUDED AND EXCLUDED FROM THE AGRICULTURAL LAND RESERVE
BY YEAR (All figures are in hectares)**

Type of Application	1974	1975	1976	1977	1978	1979	1980	1981	1st quarter 1982	Total
Inclusions	<i>Nil</i>	6 065.0	516.9	4 300.0	19 141.0	3 251.5	249.6	1 274.9	10.0	34 808.9
Exclusions:										
11 (1)	212.9	1 777.3	1 375.5	16 271.3	8 492.3	7 260.5	4 304.3	12 976.1	102.1	52 772.3
12 (1)	379.2	1 190.1	932.2	2 490.3	1 913.8	2 175.0	1 496.8	2 517.6	174.4	13 269.4
13 (1)	<i>Nil</i>	164.0	49.0	199.6	8.5	52.2	10.5	738.8	<i>Nil</i>	1 222.6
13 (2)	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	66.0	270.8	260.8	234.1	10.6	842.3
Total area excluded	592.1	3 131.4	2 356.7	18 961.2	10 480.6	9 758.5	6 072.4	16 466.6	287.1	68 106.6

Total A.L.R. area at designation	4 721 295.3
Total area included since designation	34 808.9
Total area excluded under 11 (1)	52 772.3
Total area excluded under 12 (1)	13 269.4
Total area excluded under 13 (1)	1 222.6
Total area excluded under 13 (2)	842.3
Current A.L.R. area as at April 1, 1982	<u>4 687 997.6</u>

AREA INCLUDED AND EXCLUDED FROM THE A.L.R. BY REGIONAL DISTRICT

Regional District	Approximate Area at Date of Designation	Inclusions	Area Excluded				Approximate Area as of April 1, 1982
			11(1)	12(1)	13(1)	13(2)	
Alberni-Clayquot.....	7 935.2	—	—	56.7	—	—	7 878.5
Bulkley-Nechako.....	297 611.3	—	77.6	247.6	58.7	6.1	297 221.3
Capital.....	19 595.1	137.8	660.4	600.9	—	—	18 471.6
Cariboo.....	925 506.1	4 318.2	13 546.7	1 324.6	—	200.8	914 752.2
Central Coast.....	4 453.4	—	—	27.8	—	—	4 425.6
Central Fraser Valley.....	55 344.1	2.9	1 677.7	359.8	14.6	260.3	53 034.6
Central Kootenay.....	71 538.5	445.5	4 315.0	348.2	2.8	—	67 318.0
Central Okanagan.....	33 076.9	92.6	192.5	615.0	10.5	—	32 351.5
Columbia-Shuswap.....	67 408.9	289.3	6 541.8	976.0	171.7	—	60 008.7
Comox-Strathcona.....	43 724.7	3 572.9	5 041.6	849.6	—	—	41 406.4
Cowichan Valley.....	21 983.8	195.6	568.6	400.1	—	36.0	21 174.7
Dewdney-Alouette.....	23 765.2	480.2	2 778.0	104.8	—	—	21 362.6
East Kootenay.....	272 510.1	—	124.6	2 518.3	677.3	141.4	269 048.5
Fraser-Cheam.....	36 761.1	0.8	354.9	148.6	55.4	—	36 203.0
Fraser-Fort George.....	349 635.6	21 804.1	8 032.1	528.1	—	—	362 879.5
Greater Vancouver.....	32 550.6	1.2	383.7	156.6	4.4	—	32 007.1
Kitimat-Stikine.....	64 170.0	2 072.9	160.2	172.8	—	—	65 909.9
Kootenay Boundary.....	55 060.7	211.4	34.4	129.9	159.5	—	54 948.3
Mount Waddington.....	1 740.9	—	—	—	—	—	1 740.9
Nanaimo.....	21 052.6	188.1	10.9	377.9	55.0	—	20 796.9
North Okanagan.....	70 283.4	10.2	160.7	449.8	4.1	—	69 679.0
Okanagan-Similkameen.....	86 477.7	104.5	113.9	490.1	4.5	—	85 973.7
Peace River-Liard.....	1 498 987.9	14.2	—	1 128.8	—	30.4	1 497 842.9
Powell River.....	14 123.6	488.0	4 863.4	22.6	—	—	9 731.6
Skeena-Queen Charlotte.....	43 886.6	—	—	166.7	—	—	43 719.9
Squamish-Lillooet.....	27 125.5	—	167.9	98.3	—	6.9	26 852.4
Sunshine Coast.....	6 275.3	—	1 818.8	224.9	4.1	—	4 227.5
Thompson-Nicola.....	568 704.5	378.5	1 146.9	744.9	—	160.4	567 030.8
Total.....	4 721 295.3	34 808.9	52 772.3	13 269.4	1 222.6	842.3	4 687 997.6

April 1, 1982

11(2) SUMMARY SHEET (BY REGIONAL DISTRICT — CUMULATIVE FIGURES)
(All figures in hectares)

Regional District	Number of Applications	Hectares Requested for Subdivision and/or Use Within ALR	Area Recommended for Subdivision and/or Use Within ALR by Commission		Area Approved for Subdivision and/or Use Within ALR by Cabinet	
			Allow	Refuse	Allow	Refuse
Central Fraser Valley.....	1	1.1	—	1.1	—	1.1
Central Okanagan.....	1	17.4	—	17.4	—	17.4
Columbia Shuswap.....	1	25.0	25.0	—	25.0	—
East Kootenay.....	1	9.0	—	9.0	9.0	—
Fraser-Cheam.....	1	58.3	—	58.3	—	58.3
Greater Vancouver.....	5	74.5	—	74.5	17.4	57.1
Kootenay Boundary.....	1	2.0	—	2.0	2.0	—
Okanagan-Similkameen.....	2	33.1	—	33.1	29.1	4.0
Peace River-Liard.....	1	1.2	—	1.2	—	1.2
Powell River.....	2	16.6	—	16.6	—	16.6
Total to 1 April 1982.....	16	238.2	25.0	213.2	82.5	155.7

**AREAS INCLUDED AND EXCLUDED FROM ALR BY REGIONAL DISTRICT
FOR FISCAL YEAR 1981/82 (All figures in hectares)**

Regional District	Inclusion	11(1) Exclusion	12(1) Exclusion	13(1) Exclusion	13(2) Exclusion	Net Figure
Alberni-Clayoquot	—	—	—	—	—	—
Bulkley-Nechako	—	—	70.0	—	—	- 70.0
Capital	7.8	—	57.7	—	—	- 49.9
Cariboo	—	—	154.1	—	138.9	- 293.0
Central Coast	—	—	—	—	—	—
Central Fraser Valley	—	—	6.7	—	—	- 6.7
Central Kootenay	—	—	16.8	—	—	- 16.8
Central Okanagan	1.1	—	152.9	—	—	- 151.8
Columbia-Shuswap	89.8	432.7	223.3	—	—	- 566.2
Comox-Strathcona	—	—	25.3	—	—	- 25.3
Cowichan Valley	189.0	62.6	33.5	—	—	+ 94.2
Dewdney-Alouette	—	33.4	19.7	—	—	- 53.1
East Kootenay	—	—	890.3	677.3	75.4	- 1 643.0
Fraser-Cheam	—	—	14.6	—	—	- 14.6
Fraser-Fort George	162.0	7 745.0	6.0	—	—	- 7 589.0
Greater Vancouver	—	—	15.6	—	—	- 15.6
Kitimat-Stikine	—	39.6	43.7	—	—	- 83.3
Kootenay Boundary	211.4	—	30.0	—	—	+ 181.4
Mount Waddington	—	—	—	—	—	—
Nanaimo	16.8	—	69.3	—	—	- 52.5
North Okanagan	0.1	—	59.1	—	—	- 42.0
Okanagan-Similkameen	—	27.5	109.1	—	—	- 136.6
Peace River-Liard	—	—	329.5	—	30.4	- 351.9
Powell River	488.0	1 579.0	—	—	—	- 1 091.0
Skeena-Queen Charlotte	—	—	—	—	—	—
Squamish-Lillooet	—	—	15.8	—	—	- 15.8
Sunshine Coast	—	—	12.1	—	—	- 12.1
Thompson-Nicola	—	—	136.1	—	—	- 136.1
Total	1 166.0	9 919.8	2 491.2	677.3	244.7	- 12 167.0

INCLUSION SUMMARY SHEET BY REGIONAL DISTRICT AS OF APRIL 1, 1982
(Cumulative Figures)

Regional District	Number Applications For Which Decisions Have Been Made	Hectares Requested For Inclusion	Hectares Recommended For Inclusion by the A.L.C.	Hectares Approved for Inclusion by Cabinet
Bulkley-Nechako.....	6	2 874.5	<i>nil</i>	<i>n/a</i>
Capital.....	11	147.1	137.8	137.8
Cariboo.....	4	4 318.2	4 318.2	4 318.2
Central Coast.....	1	20.2	<i>nil</i>	<i>n/a</i>
Central Fraser Valley.....	1	2.9	2.9	2.9
Central Kootenay.....	4	445.5	445.5	445.5
Central Okanagan.....	5	92.6	92.6	92.6
Columbia-Shuswap.....	13	366.3	289.3	289.3
Comox-Strathcona.....	7	3 668.5	3 572.9	3 572.9
Cowichan Valley.....	4	195.6	195.6	195.6
Dewdney-Alouette.....	8	515.7	480.2	480.2
East Kootenay.....	1	25.8	<i>nil</i>	<i>n/a</i>
Fraser-Cheam.....	1	0.8	0.8	0.8
Fraser-Fort George.....	9	22 958.0	21 804.1	21 804.1
Greater Vancouver.....	2	3.2	1.2	1.2
Kitimat-Stikine.....	2	12 923.1	12 923.1	2 072.9
Kootenay Boundary.....	5	219.5	211.4	211.4
Nanaimo.....	20	398.4	188.1	188.1
North Okanagan.....	2	10.2	10.2	10.2
Okanagan-Similkameen.....	4	116.2	107.3	104.5
Peace River-Liard.....	1	14.2	14.2	14.2
Powell River.....	1	488.0	488.0	488.0
Thompson-Nicola.....	4	378.5	378.5	378.5
Total.....	116	50 183.0	45 661.9	34 808.9

11(1) EXCLUSION SUMMARY SHEET BY REGIONAL DISTRICT AS OF APRIL 1, 1982
(Cumulative Figures)

Regional District	Number of Applications	Hectares Requested For Exclusion	Hectares Recommended For Exclusion by the A.L.C.	Hectares Approved for Exclusion by Cabinet
Bulkley-Nechako.....	4	800.0	77.6	77.6
Capital.....	7	862.0	635.1	660.4
Cariboo.....	7	13 952.0	13 546.7	13 546.7
Central Fraser Valley.....	14	2 326.5	1 779.3	1 677.7
Central Kootenay.....	7	5 894.7	4 315.0	4 315.0
Central Okanagan.....	5	728.3	195.7	192.5
Columbia-Shuswap.....	22	8 202.0	6 539.2	6 541.8
Comox-Strathcona.....	8	5 050.2	5 041.6	5 041.6
Cowichan Valley.....	8	1 210.7	443.2	568.6
Dewdney-Alouette.....	8	3 352.0	2 641.5	2 778.0
East Kootenay.....	3	310.9	68.0	124.6
Fraser-Cheam.....	5	1 220.2	354.9	354.9
Fraser-Fort George.....	4	8 032.1	8 032.1	8 032.1
Greater Vancouver.....	9	598.5	41.8	383.7
Kitimat-Stikine.....	2	351.4	160.2	160.2
Kootenay Boundary.....	1	52.7	34.4	34.4
Nanaimo.....	2	15.4	10.9	10.9
North Okanagan.....	8	693.6	160.7	160.7
Okanagan-Similkameen.....	8	661.8	111.7	113.9
Powell River.....	3	4 801.0	4 863.4	4 863.4
Squamish-Lillooet.....	2	248.2	46.6	167.9
Sunshine Coast.....	2	1 819.4	1 818.8	1 818.8
Thompson-Nicola.....	5	3 082.4	961.9	1 146.9
Total.....	144	64 346.0	51 880.3	52 772.3

1 April 1982

AREA EXCLUDED BY COMMISSION RESOLUTION UNDER 12(1) APPLICATION
(BY REGIONAL DISTRICT BY YEAR) (All figures in hectares)

Regional District	1974	1975	1976	1977	1978	1979	1980	1981	1st Quarter 1982	Total
Alberni-Clayoquot	—	—	—	—	39.7	—	5.0	12.0	—	56.7
Bulkley-Nechako	—	21.0	—	53.8	68.4	26.3	8.1	65.8	4.2	247.6
Capital	4.5	137.6	28.3	100.4	43.7	155.8	71.7	44.9	14.0	600.9
Cariboo	—	67.6	43.7	80.5	82.6	801.7	91.7	156.0	0.8	1 324.6
Central Coast	—	—	20.2	2.0	3.6	—	2.0	—	—	27.8
Central Fraser Valley	31.6	54.2	1.2	155.0	24.7	81.7	4.7	6.7	—	359.8
Central Kootenay	2.4	12.5	22.3	100.4	122.2	36.4	1.2	50.8	—	348.2
Central Okanagan	—	113.3	23.5	79.3	127.5	34.4	84.1	152.9	—	615.0
Columbia-Shuswap	16.2	197.9	140.4	172.0	90.2	85.8	50.2	216.6	6.7	976.0
Comox-Strathcona	109.7	119.4	184.9	286.1	82.1	4.5	37.6	13.2	12.1	849.6
Cowichan Valley	38.8	69.6	57.9	55.8	46.1	78.5	19.9	16.5	17.0	400.1
Dewdney-Alouette	8.9	4.9	10.9	—	32.4	20.2	7.8	16.7	3.0	104.8
East Kootenay	—	95.1	62.7	801.3	255.0	114.1	251.7	938.4	—	2 518.3
Fraser-Chearm	—	3.6	5.3	20.2	36.8	13.8	47.8	21.1	—	148.6
Fraser-Fort George	—	—	—	46.9	244.0	68.0	163.2	6.0	—	528.1
Greater Vancouver	—	—	—	64.7	5.3	12.1	19.7	11.7	3.9	156.6
Kitimat-Stikine	24.7	11.7	2.8	—	58.3	2.0	37.2	43.7	—	172.8
Kootenay Boundary	—	31.6	—	—	35.6	45.3	—	30.0	—	129.9
Nanaimo	—	7.3	11.7	—	73.7	21.0	39.1	64.8	4.5	377.9
North Okanagan	—	69.2	24.7	80.9	151.4	32.0	26.8	59.2	—	449.8
Okanagan-Similkameen	35.2	99.1	12.1	34.0	104.8	41.3	6.4	107.8	2.0	490.1
Peace River-Liard	70.8	13.8	12.9	130.3	92.7	477.9	204.8	287.5	42.0	1 128.8
Powell River	—	—	1.6	1.6	—	—	—	—	—	22.6
Skeena-Queen Charlotte	—	19.4	—	—	—	—	145.7	—	—	166.7
Squamish-Lillooet	—	—	21.0	—	2.0	14.2	10.0	5.7	10.1	98.3
Sunshine Coast	36.4	7.7	48.2	31.6	37.6	4.0	—	107.6	—	224.9
Thompson-Nicola	—	31.6	195.6	163.5	53.4	4.0	160.4	82.0	54.1	744.9
Total	379.2	1 190.1	932.2	2 490.3	1 913.8	2 175.0	1 496.8	2 517.6	174.4	13 269.4

12(1) SUMMARY SHEET* (Cumulative Figures) All Figures are Approximate

Regional District	No. of Applications (Decisions Made)		Number of Hectares Requested for Exclusion	Regional District Recommendations				Commission Decision		
	New	*Recons		Refuse Exclusion	Exclude	Allow 20(1)	No Comment	Refuse Exclusion	Exclude	Allow 20(1)
Alberni-Clayoquot	14	—	168.4	8.9	62.8	3.2	93.5	75.3	56.7	36.4
Bulkley-Nechako	60	1	2 112.9	1 015.3	939.8	24.6	133.2	1 203.7	247.6	661.6
Capital	163	1	1 770.2	948.7	383.1	10.5	427.9	847.7	600.9	321.6
Cariboo	140	2	4 447.5	933.4	2 612.6	266.4	635.1	2 163.4	1 324.6	959.5
Central Coast	9	—	97.2	8.9	70.4	14.5	3.5	3.5	27.8	65.8
Central Fraser Valley	150	—	1 937.1	1 067.4	761.7	102.4	5.6	1 229.8	359.8	347.5
Central Kootenay	116	1	988.1	—	—	—	988.1	241.4	348.2	398.5
Central Okanagan	194	1	2 110.7	589.4	1 180.6	78.9	261.8	1 082.5	615.0	413.2
Columbia-Shuswap	226	3	2 816.0	861.9	1 607.5	278.6	68.0	907.3	976.0	932.7
Comox-Strathcona	159	3	2 652.0	659.3	1 324.0	54.2	614.5	831.6	849.6	970.8
Cowichan Valley	207	3	1 728.7	622.9	708.5	173.9	223.4	804.8	400.1	523.8
Dewdney-Alouette	56	—	692.2	250.5	239.1	19.7	182.9	504.4	104.8	83.0
East Kootenay	190	2	10 563.2	248.0	709.0	36.9	9 589.3	5 335.6	2 518.3	2 709.3
Fraser-Chem	67	—	571.9	33.8	300.3	44.1	193.7	237.9	148.6	185.4
Fraser-Fort George	41	1	1 785.3	467.7	548.5	405.9	363.2	606.3	528.1	650.9
Greater Vancouver	60	—	649.0	559.2	76.7	—	13.1	480.1	156.6	12.3
Kitimat-Stikine	17	—	465.2	145.3	197.1	84.0	38.8	66.8	172.8	225.6
Kootenay Boundary	31	—	411.4	64.2	268.2	7.7	71.3	259.7	129.9	21.8
Nanaimo	167	3	1 810.1	429.0	689.4	54.6	657.1	978.4	377.9	453.8
North Okanagan	125	2	1 693.3	214.0	823.8	433.9	221.6	364.2	449.8	879.3
Okanagan-Similkameen	148	5	1 942.0	204.6	1 451.3	94.9	191.2	541.6	490.1	910.3
Peace River-Liard	94	7	3 092.8	964.5	1 463.9	61.6	602.8	1 540.8	1 128.8	423.2
Powell River	9	—	55.4	14.2	39.2	2.0	—	30.4	22.6	2.4
Skeena-Queen Charlotte	5	—	230.7	63.9	166.8	—	—	29.6	166.7	34.4
Squamish-Lillooet	28	1	347.8	21.8	292.2	7.5	26.3	85.9	98.3	163.6
Sunshine Coast	54	—	755.7	177.7	11.3	2.1	564.6	428.8	224.9	102.0
Thompson-Nicola	110	1	2 860.7	100.5	417.3	41.3	2 301.6	1 363.4	744.9	752.4
Total	2 639	36	48 755.5	10 675.0	17 325.1	2 303.4	18 452.0	22 245.0	13 269.4	13 241.1

* Reconsiderations have been incorporated into this summary sheet commencing April 1, 1981. Reconsiderations prior to this date are not available. (Recons denote reconsiderations).

1 April 1982

12(1) SUMMARY SHEET (BY REGIONAL DISTRICT FOR FISCAL YEAR 1981/82)

Regional District	No. of Applications (Decisions Made)		Number of Hectares Requested for Exclusion	Regional District Recommendations				Commission Decision		
	New	Recons		Refuse Exclusion	Exclude	Allow 20(1)	No Comment	Refuse Exclusion	Exclude	Allow 20(1)
Alberni-Clayoquot	1	—	7.3	—	—	—	7.3	7.3	—	—
Bulkley-Nechako	10	1	330.3	180.2	85.3	—	64.8	137.7	70.0	122.6
Capital	24	1	86.2	27.9	26.5	0.4	31.4	23.4	57.7	5.1
Cariboo	21	1	641.3	112.0	432.3	96.0	1.0	439.7	154.1	47.5
Central Coast	1	—	3.4	—	—	—	3.4	—	—	3.4
Central Fraser Valley	14	—	60.3	60.3	—	—	—	47.6	6.7	6.0
Central Kootenay	7	1	66.2	—	—	—	66.2	—	16.8	49.4
Central Okanagan	20	1	276.7	78.8	62.1	1.2	134.6	85.3	152.9	38.5
Columbia-Shuswap	37	3	568.1	159.2	355.0	53.9	—	129.0	223.3	215.8
Comox-Strathcona	6	3	150.7	5.4	50.1	—	95.2	35.2	25.3	90.2
Cowichan Valley	25	3	205.4	93.9	11.2	33.5	66.8	159.3	33.5	12.6
Dewdney-Alouette	8	—	39.6	19.9	19.7	—	—	17.9	19.7	2.0
East Kootenay	47	2	2 043.3	222.6	62.0	—	1 758.7	771.4	890.3	381.6
Fraser-Cheam	14	—	60.8	8.0	47.9	1.2	3.7	8.0	14.6	38.2
Fraser-Fort George	4	1	42.8	7.0	35.4	—	0.4	16.2	6.0	20.6
Greater Vancouver	8	—	36.2	20.4	4.7	—	11.1	20.6	15.6	—
Kitimat-Stikine	2	—	93.1	49.4	43.7	—	—	49.4	43.7	—
Kootenay Boundary	10	—	105.1	7.2	33.5	—	64.4	73.1	30.0	2.0
Nanaimo	35	3	180.3	—	—	—	180.3	70.6	69.3	40.4
North Okanagan	10	2	136.1	1.4	126.0	—	8.7	77.0	59.1	—
Okanagan-Similkameen	20	5	330.7	90.5	185.1	51.2	3.9	97.9	109.1	123.7
Peace River-Liard	17	7	554.4	134.0	352.8	46.1	21.5	177.5	329.5	47.4
Squamish-Lillooet	4	1	18.5	—	8.2	0.2	10.1	2.5	15.8	0.2
Sunshine Coast	17	—	91.5	—	—	—	89.4	41.3	12.1	38.1
Thompson-Nicola	21	1	633.2	60.0	80.3	—	492.9	469.9	136.1	27.2
Total	383	36	6 761.5	1 338.1	2 021.8	285.8	3 115.8	2 957.8	2 491.2	1 312.5

April 1, 1982

13(1) CERTIFICATE OF LEAVE SHEET (CUMULATIVE)
(Environment and Land Use Committee Shown as E.L.U.C.)

Regional District	Number Requested	Commission			E.L.U.C.	
		Allow	Refuse	Other	Allow	Refuse
Alberni-Clayoquot.....	2	—	1	1	—	—
Bulkley-Nechako.....	10	2	7	1	2	—
Capital.....	13	2	11	—	—	—
Cariboo.....	10	1	7	2	—	—
Central Fraser Valley.....	14	1	12	1	1	—
Central Kootenay.....	5	2	1	2	1	—
Central Okanagan.....	23	3	17	3	1	1
Columbia-Shuswap.....	8	1	6	1	1	—
Comox-Strathcona.....	5	1	4	—	—	—
Cowichan Valley.....	20	—	19	1	—	—
Dewdney-Alouette.....	6	—	6	—	—	—
East Kootenay.....	24	4	17	3	3	—
Fraser-Cheam.....	6	2	4	—	2	—
Fraser-Fort George.....	2	—	1	1	—	—
Greater Vancouver.....	6	1	5	—	1	—
Kootenay Boundary.....	2	1	1	—	1	—
Nanaimo.....	21	4	13	4	3	1
North Okanagan.....	7	1	6	—	1	—
Okanagan-Similkameen.....	8	1	6	1	1	—
Peace River-Liard.....	4	—	3	1	—	—
Squamish-Lillooet.....	2	1	1	—	1	—
Sunshine Coast.....	13	1	12	—	1	—
Thompson-Nicola.....	13	—	13	—	—	—
Total.....	224	29	173	22	20	2

13(2) CERTIFICATE OF LEAVE SUMMARY SHEET (CUMULATIVE)
 (Environment and Land Use Committee Shown as E.L.U.C.)

Regional District	Number Requested	Minister			E.L.U.C.	
		Allow	Refuse	Other	Allow	Refuse
Alberni-Clayoquot.....	1	—	1	—	—	—
Bulkley-Nechako.....	6	3	2	1	2	—
Capital.....	9	3	5	1	—	—
Cariboo.....	6	5	1	—	4	1
Central Fraser Valley.....	7	2	5	—	1	1
Central Okanagan.....	8	2	6	—	—	1
Columbia-Shuswap.....	4	1	1	2	—	—
Comox-Strathcona.....	1	—	1	—	—	—
Cowichan Valley.....	10	5	4	1	2	1
Dewdney-Alouette.....	3	1	1	1	1	—
East Kootenay.....	10	7	2	1	6	1
Fraser-Cheam.....	2	—	—	2	—	—
Fraser-Fort George.....	1	1	—	—	—	—
Greater Vancouver.....	5	2	3	—	—	1
Kootenay Boundary.....	1	—	—	1	—	—
Nanaimo.....	10	2	7	1	—	—
North Okanagan.....	5	1	3	1	—	—
Okanagan-Similkameen.....	2	1	1	—	—	1
Peace River-Liard.....	4	2	2	—	1	—
Squamish-Lillooet.....	1	1	—	—	—	1
Sunshine Coast.....	2	1	—	1	—	—
Thompson-Nicola.....	10	3	7	—	—	—
Total.....	108	43	52	13	17	8

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